box 12
m.miller

WARRANTY DEED **PICK-UP**

THIS INSTRUMENT PREPARED BY:
WALLER LANSDEN DORTCH & DAVIS
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219-1760

Davidson County DEEDWARR
Recvd: 01/30/01 09:50 2pgs
Fees:10.00 Taxes:0.00
20010130-0008986

GRANTOR: SAMUEL F. FENIMORE, JR.

GRANTEE: VALORIE C. FENIMORE

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
Valorie C. Fenimore 244 Hearthstone Manor Lane Brentwood, TN 37027	Same	Map 160-15-0A; Parcel 47 CO

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FOR AND IN CONSIDERATION of no financial consideration but for the purpose of vesting in Grantee all of Grantor's interest in the below described property heretofore held by Grantor and Grantee as tenants by the entirety, acting pursuant to T.C.A. Section 66-1-110, **SAMUEL F. FENIMORE, JR.** does hereby bargain, sell and convey to **VALORIE C. FENIMORE, GRANTEE**, her heirs, successors and assigns, his entire undivided interest as tenant-by-the-entirety in that certain parcel of real estate (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 47 on the Plan of Hearthstone Manor, Phase IV, a Planned Unit Development, of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee;

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A).

Samuel F. Fenimore Jr.
Affiant

Sworn to and subscribed before me, this the 26th day of January, 2001.

Tiffany Thompson
Notary Public

My Commission Expires: 2-1-04

BEING the same property conveyed to SAMUEL F. FENIMORE, JR. AND VALORIE C. FENIMORE, HUSBAND AND WIFE, by Warranty Deed of record in Book 10002, Page 307, Register's Office for Davidson County, Tennessee.

The Property is improved property known as 244 Hearthstone Manor Lane, Brentwood, Tennessee 37027.

This conveyance is expressly made subject to (i) restrictive covenants of record in Deed Book 7053, Page 982 and amended in Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 7398, Page 907; and Book 7403, Page 563, in the Register's Office for Davidson County, Tennessee, (ii) all matters shown on the plan of record in Book 6250, Page 990, in the Register's Office for Davidson County, Tennessee, (iii) any and all relevant zoning and codes regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record and (iv) all matters suffered, created, assumed or agreed to by Grantor and Grantee during their ownership of the Property as tenants by the entirety.

TO HAVE AND TO HOLD the Property interest herein conveyed with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey his interest in the Property and his interest in the Property is unencumbered and unrestricted except as to those matters set forth above, to which this conveyance is expressly made subject.

Except as to those matters set forth above, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This instrument has been prepared without the benefit of a current examination of title, at the instruction of Grantor and Grantee.

Witness my hand this 26 day of January, 2001.

SAMUEL F. FENIMORE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tiffany Thompson, a Notary Public of said County and State, SAMUEL F. FENIMORE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26th day of January, 2001.

Notary Public

My Commission Expires: 2-1-04

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